

Everett Housing Authority

Memo: Park District PDO Design Progress Update

TO: Everett Planning Commission

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The Everett Housing Authority (EHA) will soon be applying for a planned development overlay (PDO) to develop the Park District. EHA's mission is to create affordable housing, foster healthy communities where households thrive, and replace systemic racism with equity for all.

The 15-acre Park District plan proposes building 1,500 mixed-income homes, bringing community-desired commercial and civic services to the Delta neighborhood (such as cafes, restaurants, and child day care), and creating new public park space that can be enjoyed by all. This program advances EHA's mission and meets City goals for providing much-needed housing, for building equitable neighborhoods, and supporting decarbonization.

EHA finalized a Park District Master Plan in 2021 and has been advancing the project program and design since May 2022. Progress also continues on the analysis for an environmental impact statement, a street vacation/dedication, and a development agreement.

After careful consideration of housing needs, commercial opportunities, street layouts, building designs, parking, and open spaces, the team has reached a "pencils down" point of design with a draft development plan. The proposed code changes necessary to implement the draft development plan are being submitted to the City for a required PDO pre-application meeting.

Proposed PDO code modifications primarily involve:

- Allowing community-desired commercial and civic services to be built
- Increased building height limits in some areas of the site, in exchange for increased open spaces, setbacks, and landscape buffers from the property edges
- Modest changes to parking, landscaping, and sign standards for flexibility
- New architectural and site design standards

At this point we are reaching out to City staff, decision-makers, and the Delta neighborhood to solicit feedback before we make final refinements. Feedback at this stage will influence strategic updates before the draft development plan is finalized.